



**BUSINESS OF THE CITY COUNCIL
AGENDA STATEMENT**

Item No. 11
For Meeting of 4.7.2016

REQUEST:	Request from United Properties LC to approve the Preliminary Plat of the Marketplace at Echo Valley	
STAFF CONTACT:	Luke Parris, AICP City Planner	
APPLICANT(S):	United Properties LC 4521 Fleur Drive, Suite C Des Moines, Iowa 50321	Civil Design Advantage, LLC 34-5 SE Crossroads Dr. Suite G Grimes, Iowa 50111
GENERAL DESCRIPTION:	This request would create 5 lots along Iowa Highway 28 that are proposed to be zoned C-3 as part of the Echo Valley Community PUD amendment request. The request would also create a large outlot to the east of Marketplace Drive for future development.	
IMPACT ON NEIGHBORHOOD:	Single family homes are to the north of the proposed development. The majority of the single family homes are adjacent to Outlot Y. Three lots are adjacent to the proposed commercial lot 1. This lot would require a buffer wall per the proposed Echo Valley Community PUD amendment. To the west across Iowa Highway 28 are single family homes and the New Life Lutheran Church.	
VEHICULAR & PEDESTRIAN TRAFFIC:	The plat shows the construction of a new street, Marketplace Drive. Marketplace Drive maintains the current intersection with Iowa Highway 28. The City is currently working with the Iowa DOT on a warrant study for a traffic signal at the intersection. There is a new intersection with Beardsley Street that is approximately 350' from Iowa Highway 28. Removing the Masteller intersection with Beardsley and relocating further to the east should improve traffic operation through the area. The street is 28' wide on the plat with it widening to 37' at the intersection of Beardsley Street. The proposed PUD amendment sets the street widths. Statewide Urban Design and Standards would typically require a 31' wide street in a commercial area.	

TRAIL PLAN:	An 8' wide trail is shown on the east side of Marketplace Drive. A 10' wide trail easement is shown along Beardsley Street. The trail along Beardsley Street would eventually connect back to the east.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	A portion of the site is zoned as Parcel J of the Echo Valley Community PUD in 2003 (Ordinance 03-08). The frontage along Iowa Highway 28 is zoned C-O. There is currently a PUD amendment being considered to make the entire site part of Parcel J of the Echo Valley Community PUD with a mix of C-3, R-2, R-3, and R-4, while restricting the R-4 uses to senior housing and assisted living.
BUFFERS REQUIRED/ NEEDED:	The proposed Echo Valley Community PUD amendment would require any C-3 lots along the northern boundary of the site to have a buffer wall. Buffering of uses interior to the site may be achieved via landscaping with no distance requirement to prompt a cohesive, mixed use development.
DRAINAGE:	<p>Drainage for the commercial lots is identified in two detention areas located on Outlot Y. Drainage is collected in a storm sewer system and discharged overland to the detention areas. There is no concern on the overland flow because the project is a single owner and Outlot Y will require further platting to be developed. At that time the overland flow will need to be addressed, either through the creation of easements or the development of an additional storm sewer system.</p> <p>Details of the design of the storm sewer system will be reviewed with the Construction Plans to ensure that detention areas are sized correctly.</p>
DEVELOPMENT HISTORY:	The area was planned as a PUD on July 14, 2004 and amended on June 4, 2015.
FLOODPLAIN:	None of the proposed lots are located within a floodplain.
PARKLAND:	No parkland dedication is required for the platting of commercial lots.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER.	<ul style="list-style-type: none"> • An 8' water main is provided on the east side of Marketplace Drive. • Hydrants are shown along Marketplace Drive, additional hydrants will be needed on lots as they develop to ensure adequate lot coverage. • Sanitary sewer on the north end of the development runs in a 8' sewer on the west side of Marketplace Drive, servicing lots 1-3. The sewer connects across outlot Y to an existing sanitary sewer main on the east side of outlot Y. • On the south side of the development, an 8' sewer is along the west side of Marketplace Drive, serving lots 4 and 5. This sewer continues along the north side of Beardsley Street and connects to existing sanitary sewer to the east. • Several 15' storm sewers are throughout the site that collect drainage from lots 1-5 and the street. This systems outlets onto outlot Y and flows overland to the detention areas.

**RELATIONSHIP TO
COMPREHENSIVE LAND
USE PLAN:**

The future land use plan the majority of this area as General Commercial with a portion shown as Park/Recreation near the Golf Course. The plat will create commercial lots that are in accordance with the future land use plan.

**STAFF ANALYSIS –
ZONING ORDINANCE:**

The Preliminary Plat consists of 5 commercial lots and 1 outlot for future development. The plat consists of 27.85 acres of land east of Iowa Highway 28 and north of Beardsley Street. The commercial lots vary in size measuring from 37,044 SF to 107,296 SF. Outlot Y is 643,480 SF of future development ground and will require further platting.

Streets shown will be dedicated to the City for street use upon approval of the Final Plat. The designated street right-of-way is 60 feet with a 28' wide road. At the intersection of Marketplace Drive and Beardsley Street, the right-of-way widens to 65' with a 37' wide road to allow for turn lanes.

The area is currently being considered for a rezoning amendment to the Echo Valley Community PUD. The proposed PUD amendment would be for any commercial lots to be in the C-3 district with the following bulk regulations:

- Minimum lot area – 20,000 SF
- Minimum lot width – 100'
- Front Setback – 30'
- Side setback – 10' and 20' total
- Rear setback – 10'
- Height – 50'

**STAFF ANALYSIS –
SUBDIVISION
ORDINANCE:**

The proposed PUD amendment also allows for R-2, R-3, and R-4 type uses. These would potentially be developed in outlot Y. The Subdivision Ordinance requires that Preliminary Plat submissions details on lot design, street layout, sanitary sewer layout, water main layout, grading, and storm water management. All information has been submitted by the applicant.

**PLANNING AND ZONING
RECOMMENDATION:**

The Planning and Zoning Commission recommends that the request for the Preliminary Plat of Marketplace at Echo Valley be approved for the following conditions:

- That the details of the amendment to the Echo Valley Community PUD be incorporated into the Preliminary Plat.
- That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.
- That any significant modifications to the plat be reviewed and approved by the Planning & Zoning Commission and City Council.

ATTACHMENTS:

Attachment "A" – Marketplace at Echo Valley Preliminary Plat
Attachment "B" – Marketplace at Echo Valley Vicinity Map

☒ Resolution _____ Ordinance _____ Contract _____ Other (Specify) _____

Funding Source: _____ NA

APPROVED FOR SUBMITTAL _____



City Manager

RESOLUTION NO. ____

A RESOLUTION APPROVING THE MARKETPLACE AT ECHO VALLEY PRELIMINARY PLAT

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting on March 28, 2016 and recommends approval of the Preliminary Plat; and

WHEREAS, that the details of the amendment to the Echo Valley Community PUD be incorporated into the Preliminary Plat; and

WHEREAS, that the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations; and

WHEREAS, that any significant modifications to the plat be reviewed and approved by the Planning & Zoning Commission and City Council; and

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Preliminary Plat for the Marketplace at Echo Valley as described and shown in Attachment "A" attached hereto and made a part thereof by reference.

PASSED AND APPROVED this 7th day of April, 2016.

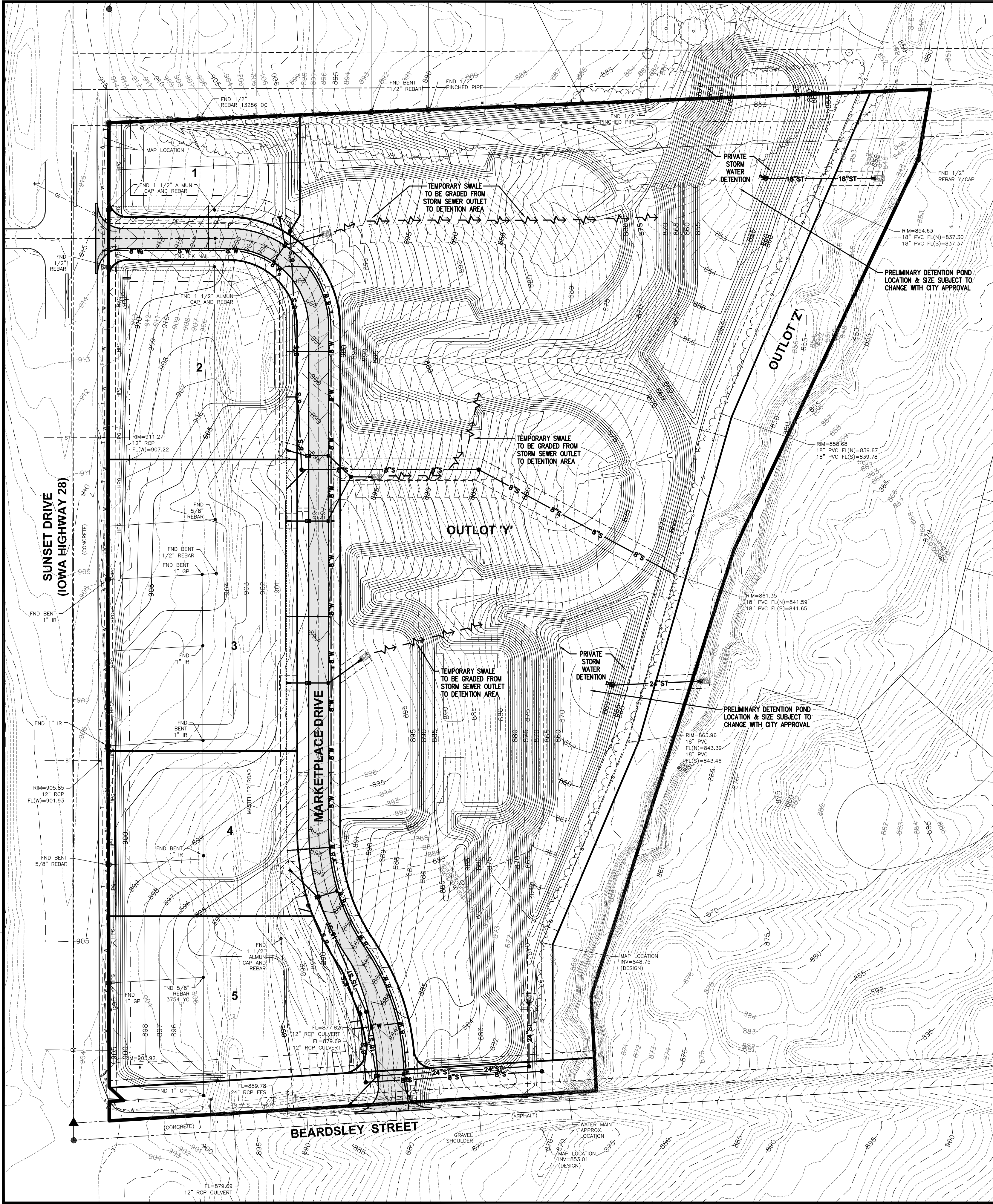
Tom Phillips - Mayor

ATTEST:

JODI EDDLEMAN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Kuhl	___	___
Lester	___	___
Isley	___	___
Riva	___	___
Livingston	___	___

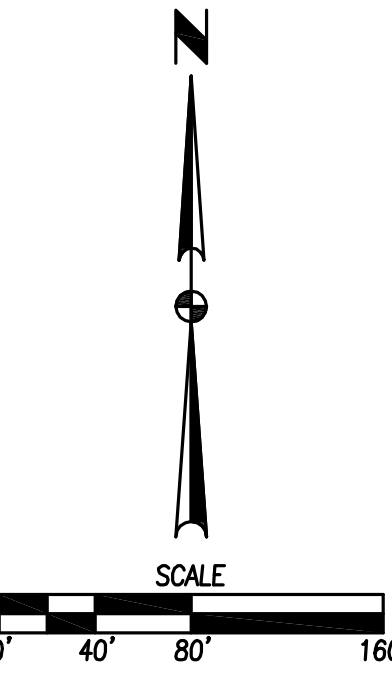
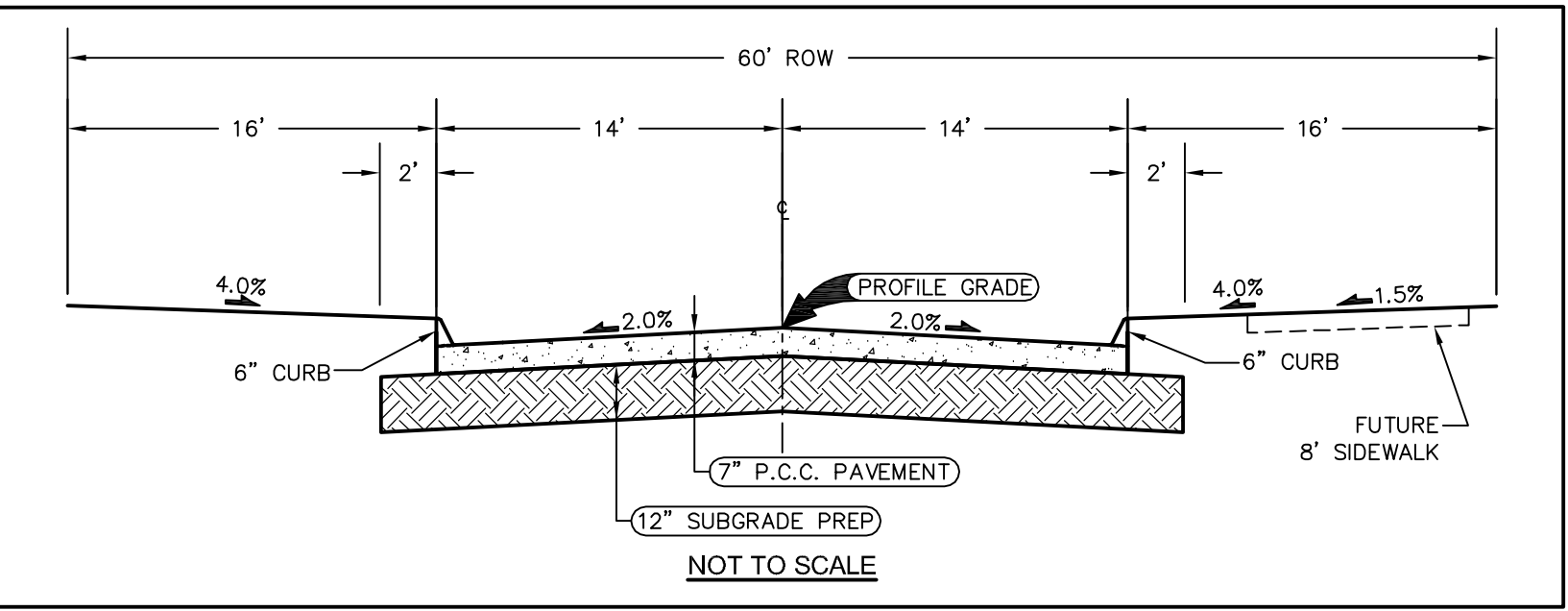
FILE: H:\2015\1507367\DWG\1507367-PRELIMINARY-PLAT.DWG
DATE PLOTTED: 3/22/2016 2:45 PM
PLOT BY: LOUIS ALEXANDER
COMMENTS:
END



MARKETPLACE AT ECHO VALLEY

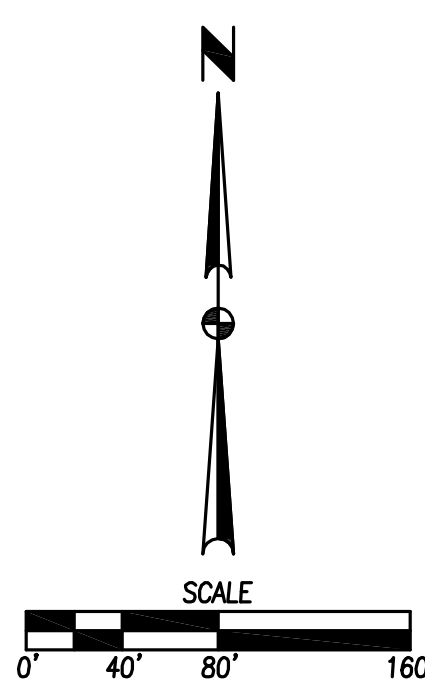
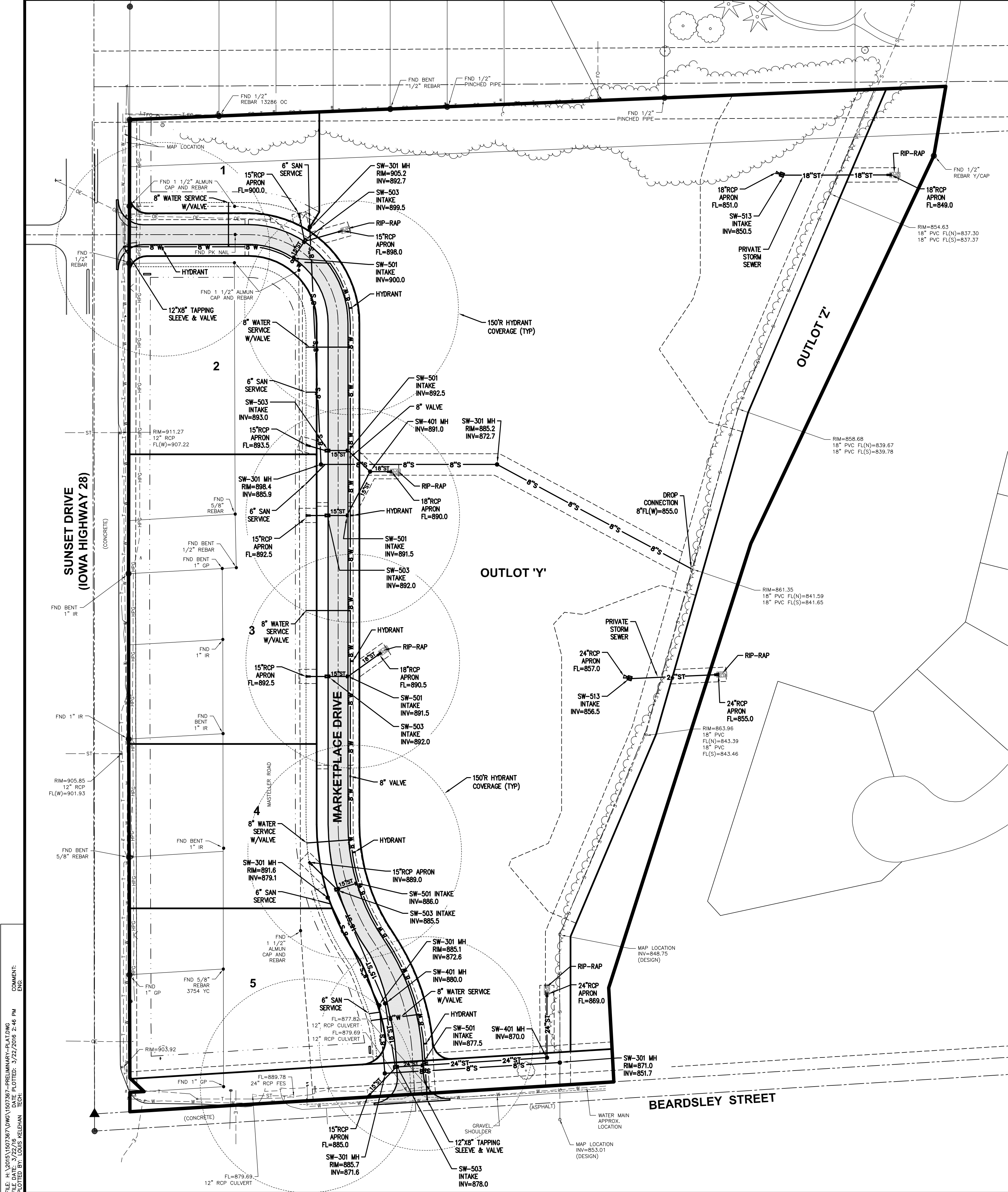
PRELIMINARY PLAT (SHEET 2 OF 3)

TYPICAL 28' B/B STREET SECTION (60' ROW)



DATE	03/22/16	02/17/16	REVISIONS	3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	TECH: LMK
MARKETPLACE AT ECHO VALLEY PRELIMINARY PLAT (GRADING PLAN)				ENGINEER: RDR	
2/3				1507.367	

MARKETPLACE AT ECHO VALLEY
PRELIMINARY PLAT (SHEET 3 OF 3)



DATE

03/22/16

REVISIONS

02/17/16

SECOND SUBMITTAL

FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: RDR

TECH: LMK

E&A

CIVIL DESIGN ADVANTAGE

MARKETPLACE AT ECHO VALLEY

PRELIMINARY PLAT (UTILITY PLAN)

NORMALK, IOWA

3

3

1507.367

